

test PDF Combine only

Type: 12 - Multi-Conver			
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	2	Total:	4
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1900	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:	4	- Carpet	50 %
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	1	- Forced H/Air	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

More: N Total Yard Items: Total Special Features: Total:

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits: 2	Rating:	Average
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.0%
Functional:		
Economic:		
Special:		
Override:		
	Total:	31.0%

CALC SUMMARY

Basic \$ / SQ:	170.00
Size Adj.:	1.35000002
Const Adj.:	0.98490000
Adj \$ / SQ:	226.035
Other Features:	97357
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	326556
Depreciation:	101232
Depreciated Total:	225324

COMMENTS

	CRAWL SPACE FOR BMT,, OF=SINK.	2

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1											# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 4		BRs: 2		Baths: 1		HB						

REMODELING

	Exterior:
	Interior:
1.	Additions:
%	Kitchen:
%	Baths:
%	Plumbing:
%	Electric:
%	Heating:
31	General:

RES BREAKDOWN

No	RMS	BRS	FL
1	1	1	
1	3	1	
Totals			
2	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	226.03	
Special Features:	0	Val/Su Net:	222.19	
Final Total:	225300	Val/Su Sz Ad	222.19	

SKETCH

26

HST
FFL
(676)

2

SUB AREA

[illegible]

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
9					
0					
9					
4					

IMAGE

AssessPro Patriot Properties, Inc



EXTERIOR INFORMATION
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Type:	12	- Multi-Conver
Sty Ht:	1H	- 1 & 1/2 Sty
(Liv) Units:	2	Total: 4
Foundation:	6	- Slab
Frame:	1	- Wood
Prime Wall:	3	- Aluminum
Sec Wall:		%
Roof Structure:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	WHITE	
View / Desir:		

GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1900	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:		Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	2	- Plaster
Sec Int Wall:		%
Partition:	T	- Typical
Prim Floors:	3	- Hardwood
Sec Floors:	4	- Carpet 50 %
Bsmnt Flr:		
Subfloor:		
Bsmnt Gar:		
Electric:	3	- Typical
Insulation:	2	- Typical
Int vs Ext:	S	
Heat Fuel:	2	- Gas
Heat Type:	1	- Forced H/Air
# Heat Sys:	1	
% Heated:	100	% AC: 100
Solar HW:	NO	Central Vac: NO
% Com Wal		% Sprinkled

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	4X8	A	AV	2000	0.00	T	15.2	104						

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8 -10		CENTRAL ST, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:
Owner 1:	HEDLUND PETER/MAILE		
Owner 2:			
Owner 3:			
Street 1:	10 CENTRAL ST		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	YOUNG LOUISE Z -		
Owner 2:	-		
Street 1:	10 CENTRAL ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains .11 Sq. Ft. of land mainly classified as Multi-House with a Multi-Conver Building built about 1875, having primarily Aluminum Exterior and 2693 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B1	NEIGH OFFI	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
109	Multi-House		4788		Sq. Ft.	Site		0	70.	1.18	11									394,547						394,500	

Total AC/HA: 0.10992	Total SF/SM: 4788	Parcel LUC: 109	Multi-House	Prime NB Desc	5 ARLINGTON	Total: 394,547	Spl Credit	Total: 394,500
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
109	4788,000	535,800		394,500	930,300
Total Card	0.110	535,800		394,500	930,300
Total Parcel	0.110	761,100		394,500	1,155,600
Source: Market Adj Cost	Total Value per SQ unit /Card:			345.48	/Parcel: 311.76

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	109	FV	761,100	0	4,788.	394,500	1,155,600		Year end	12/23/2021
2021	109	FV	725,200	0	4,788.	394,500	1,119,700		Year End Roll	12/10/2020
2020	109	FV	725,200	0	4,788.	394,500	1,119,700	1,119,700	Year End Roll	12/18/2019
2019	109	FV	618,500	0	4,788.	394,500	1,013,000	1,013,000	Year End Roll	1/3/2019
2018	109	FV	618,500	0	4,788.	264,900	883,400	883,400	Year End Roll	12/20/2017
2017	109	FV	581,300	0	4,788.	253,600	834,900	834,900	Year End Roll	1/3/2017
2016	109	FV	581,300	0	4,788.	231,100	812,400	812,400	Year End	1/4/2016
2015	109	FV	488,100	0	4,788.	186,000	674,100	674,100	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	Meas/Inspect	CC	Chris C
11/12/2018	MEAS&NOTICE	CC	Chris C
2/6/2014	Info Fm Prmt	EMK	Ellen K
7/24/2005	MLS	HC	Helen Chinal
1/31/2000	Inspected	276	PATRIOT
1/6/2000	Mailer Sent		
1/5/2000	Measured	277	PATRIOT
12/1/1983		SL	

Sign:
VERIFICATION OF VISIT NOT DATA
//_/_

Legal Description		User Acct	
		35349	
		GIS Ref	
Entered Lot Size		GIS Ref	
Total Land:		Insp Date	
Land Unit Type:		11/12/18	
051.0-0001-0005.0		!4255!	
Notes	Date	PRINT	
Year end	12/23/2021	Date	Time
Year End Roll	12/10/2020	12/30/21	00:16:05
Year End Roll	12/18/2019	LAST REV	
Year End Roll	1/3/2019	Date	Time
Year End Roll	12/20/2017	10/09/19	10:38:5
Year End Roll	1/3/2017	aprop	
Year End	1/4/2016	4255	
Year End Roll	12/11/2014	PAT ACCT.	



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	35349
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
3	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

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Type:	12	- Multi-Converter	
Sty Ht:	2A	- 2 Sty +Attic	
(Liv) Units:	2	Total:	4
Foundation:	9	- Crawl Space	
Frame:	1	- Wood	
Prime Wall:	3	- Aluminum	
Sec Wall:	7	- Brick	20%
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1875	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G10	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:	4	- Carpet	25 %
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	1	- Forced H/Air	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

Make: Model: Serial #: Year: Color:

SPEC FEATURES/YARD ITEMS

[illegible]

BATH FEATURES

Full Bath:	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits: 1	Rating: Good
A Kits:	Rating:
Frpl: 2	Rating: Average
WSFlue:	Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.0%
Functional:		
Economic:		
Special:		
Override:		
	Total:	18.6%

CALC SUMMARY

Basic \$ / SQ:	170.00
Size Adj.:	1.06786883
Const Adj.:	1.00739920
Adj \$ / SQ:	182.881
Other Features:	97500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	658269
Depreciation:	122438
Depreciated Total:	535831

COMMENTS

[illegible]

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1												# Units	2
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
Other														
Upper														
Lvl 2														
Lvl 1														
Lower														
Totals	RMs: 16			BRs: 6			Baths: 2			HB				

REMODELING

		Exterior:
		Interior:
3.	%	Additions:
	%	Kitchen:
	%	Baths:
	%	Plumbing:
	%	Electric:
	%	Heating:
6	%	General:

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	8	3	
Totals			
2	16	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	182.88	
Special Features:	0	Val/Su Net:	114.22	
Final Total:	535800	Val/Su SzAd	213.23	

SKETCH

8	2	7	24
13	FFL BMT (169) 13	13	15
28		TQS FFL BMT (105) 7	SFL FFL BMT (360) 24
	PAT (524) 28	15	UAT SFL FFL BMT (720) 30
		15	OFP 24 (120)

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	Basement	1,354	54.860	74,280	
FFL	First Floor	1,354	182.880	247,620	
SFL	Second Floor	1,080	182.880	197,510	
PAT	Patio	524	2.990	1,560	
UAT	Upper Attic	180	120.700	21,720	
OPF	Open Porch	120	30.470	3,650	
TQS	3/4 Story	79	182.880	14,400	
Net Sketched Area:		4,691	Total:	560,760	
Size Ad	2512.75	Gross Area	5257	FinArea	2691

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
86						
21	UAT	100	RRM	100	A	
11						
65						
26						
57						
02						
68						
93						

IMAGE



test PDF Combine only

Type: 12 - Multi-Convex			
Sty Ht: 2A - 2 Sty +Attic			
(Liv) Units: 2		Total: 4	
Foundation: 9 - Crawl Space			
Frame: 1 - Wood			
Prime Wall: 3 - Aluminum			
Sec Wall: 7 - Brick			20 %
Roof Struct: 1 - Gable			
Roof Cover: 1 - Asphalt Shgl			
Color: WHITE			
View / Desir:			

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1875	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicdt: G10	Fact: .
Const Mod:	
Lump Sum Adj:	

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Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet		25 %
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

[illegible]

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits: 1	Rating: Good
A Kits:	Rating:
Frpl: 2	Rating: Average
WSFlue:	Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.9%
Functional:		9%
Economic:		9%
Special:		9%
Override:		9%
	Total:	18.6%

CALC SUMMARY

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Depreciated Total:	535831

COMMENTS

[illegible]

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1st Res Grid		Desc: Line 1										# Units 2	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 16		BRs: 6			Baths: 2		HB				

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	8	3	
Totals			
2	16	6	

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28		PAT (524) 28		15	UAT SFL FFL BMT (720) 30
				15	OFP 24 (120)

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SUB AREA DETAIL

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6	UAT	100	RRM	100	A	
1						
1						
5						
6						
7						
2						
8						
3						

IMAGE

